

## PROJECT NARRATIVE

TO: City of Issaquah

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SUBJECT: Site Development Permit - Project Narrative  
Middle School No 6  
Talus Lot 17B  
Issaquah, WA 98027

The Issaquah School District proposes to locate a new middle school, Middle School No. 6, at the gateway site for the Talus Neighborhood. The existing site, at 9 acres and sloping a total of 130 feet across the site, presents many challenges to provide a project that meets the programmatic and functional requirements of an Issaquah Middle School while also complying with the City of Issaquah development regulations. This proposal successfully creates a middle school campus that mitigates those challenges presented by the site and seeks to integrate the many public aspects and amenities inherent in a school in a way that is consistent with the Talus development goals, while also incorporating the need for creating a safe and secure campus for middle school students and staff.

The anticipated school population would be between 850 – 900 students with 75 – 80 staff. Boundaries have not yet been determined for the new middle school, but the desire is to create an equitable experience throughout the district with similar sized middle school facilities. Current expectations are that approximately 10% (85-90) of the students would be arriving from within the Talus development and approximately 200 -250 students would be coming north on SR-900 to reduce the population at Maywood Middle School. The balance would be arriving south bound on SR-900 from areas to the west along I-90 and Newport Way. When the new middle school opens, it is anticipated that the populations at both Issaquah Middle School and Maywood Middle School would be reduced.

The proposed middle school would be approximately 144,822 sf as calculated per the Issaquah Municipal Code and would include classrooms, school administration, commons, kitchen and server, library, gym and auxiliary gym, and general staff and building support spaces. There would be a very limited area for expansion at the north end of the classroom building which could provide additional program area equal to four classrooms if the School District finds a need for expansion in the future.

The site would be accessed from NW Talus Drive and have a new internal road for family-vehicle queuing and loading and for access to the parking garage and on-grade parking for staff and visitors.

School bus traffic would be separated from family and visitor traffic with access from Falcon Way NW for bus loading only. A pedestrian bridge would connect the bus loading area to the classroom building to keep pedestrians and vehicles separated. 18 Buses are currently anticipated based on

service areas of similar sized middle schools; exact counts will be confirmed when boundaries are finalized.

A third site access point would be located to the east of the proposed classroom building from NW Talus Drive for emergency and maintenance vehicles only. It runs along the east property line and extends to the west between the south side of the classroom building and north side of the track and field. This will allow emergency and maintenance vehicles to get to the east and south sides of the building as well as the track and field.

The proposed project would provide 99 structured parking stalls and 23 on-grade stalls for a total of 122 on-site parking stalls available for all-day use. 39 additional parking spaces would be available within the bus and family-vehicle loading areas for non-school hours events for a total of 161 on-site parking stalls.

A Parking Analysis Technical Memorandum provided by Heffron Transportation is included with the Site Development Permit submittal. It details parking demand on a daily basis and for anticipated special events. The study lists types of events, when they would occur, anticipated attendance and parking demand, and whether the parking would be accommodated on site or whether additional parking management measures would be required; the study also provides recommendations for several parking management measures. The conclusion is that parking management would be needed for events with more than 300 expected attendees but all other events would be accommodated with the proposed on-site parking.

The proposed sitework includes an on-site extension of the Timber Ridge trail that connects the Talus neighborhood. The trail extension is proposed to start at its existing junction on Falcon Way NW and continue along the southern property line of the middle school site and then turn north towards the bottom of NW Talus Drive. The trail is proposed at this location to allow 24-hour public access while maintaining a safe and secure environment for the school's students and staff. During school hours, school facility access will be limited to students, staff, and screened visitors; therefore, a trail through the middle of the site would be closed to the public during school hours. Additionally, due to the steep grading of the site, a trail through the middle of the site would need to be elevated which could pose a potentially dangerous condition; best practices for safety and security dictate keeping the general public separated from students during school hours of operation.

The proposed trail location benefits the public as well by providing a more natural trail on the site due to its location through a heavily landscaped area that is adjacent to forested property to the south. There will also be a connection from the trail to the track and field to provide a direct link when the field is open for community use. The new extension of the Timber Ridge trail will be fully accessible to the public.

The school would provide several other amenities that would be made available for community use by reservation including the track and multi-purpose field, covered play area, gymnasium, auxiliary gymnasium, commons, library, and both structured and on-grade parking. With the available use of school facilities, the proposed middle school will provide a great benefit to the community.

Noise generated from the proposed project is anticipated to be typical of a middle school including physical education on the field during school hours and sporting events on the field after hours, class period bells, bus and vehicular traffic noise, and service vehicle loading and unloading. The school bell schedule currently anticipated is as follows: Monday, Tuesday, Thursday, and Friday from 8:15 am – 2:45 pm and on Wednesday from 10:20 am – 3:30 pm.

The project would have a single diesel standby power generator to be used for emergency purposes serving emergency lighting, communications, fire alarm, and elevator for accessible means

of egress, and limited optional loads such as kitchen refrigeration. The generator is located outside at the southeast corner of the classroom building. It is over 300 feet away from the north and west property lines; over 500 feet from the south property line; and over 30 feet from the property line to the east which is land owned by the Talus Residential Association and is developed as a landscape buffer and is not inhabited. The generator would be housed in a sound protective enclosure that limits noise to 74 dBa at 20 feet. It would operate once a week for 10 minutes in test mode and in an emergency condition. The generator would have a 737-gallon dual wall self-contained diesel tank under the generator and venting to prevent leaks and would meet all codes for oil containment. The fueling truck would access the generator via the adjacent fire lane accessed from Talus Drive to the east of the classroom building. It's anticipated that the generator would be re-fueled at least every six months but no more than once a month.

The proposed middle school will provide the neighborhood and general public with several recreational opportunities as well as options to utilize building and parking facilities. It will provide an easily accessible school to families with middle-school age children in the neighborhood while easing the burden of increasing student populations at other Issaquah School District middle schools. Its traffic impacts will be confined to short periods of time in the morning and afternoon and both traffic and parking management measures will be implemented to address both day-to-day operations as well as special events held during non-school hours. The proposed project is designed to fit into its Urban Village context and the proposed landscaping will include planting over 300 new trees. The proposed Middle School No. 6 will provide many benefits for the Talus community to enjoy for decades to come.